

HARTFORD REDEVELOPMENT AGENCY

SPECIAL MEETING

CONSTITUTION PLAZA EAST PROJECT

**OCTOBER 23, 2008
PLAZA LEVEL CONFERENCE ROOM
260 CONSTITUTION PLAZA**

JOURNAL

CHAIRMAN CASARES: Good evening, everyone. Welcome to the plaza level conference room at 260 Constitution Plaza.

I. Roll Call

CHAIRMAN CASARES: Roll call. Is Commissioner Arena on the phone?

COMMISSIONER ARENA: Present.

CHAIRMAN CASARES: Commissioner Casares is present. Commissioner Leonard-Woods?

COMMISSIONER LEONARD-WOODS: Here.

CHAIRMAN CASARES: Commissioner Sierra?

COMMISSIONER SIERRA: Present.

CHAIRMAN CASARES: We have a quorum.

II. Projects in Planning

A. Public Hearing - Constitution Plaza East Project

1. Presentation by Harral Michalowski Associates Regarding the Proposed Plan for the Constitution Plaza East Project

CHAIRMAN CASARES: Projects in planning. Tonight we have a hearing regarding the Constitution Plaza East Project. We have a presentation from Harral-Michalowski Associates regarding the project. Phil?

MR. MICHALOWSKI: Thank you, Mr. Chairman. I'm going to briefly review some of the features of the redevelopment plan for the Constitution Plaza East redevelopment area.

First of all, let me describe what the boundaries of the project area are so everyone knows what we're talking about. To the south is the right of way line of State Street and its intersection with Columbus Boulevard, Columbus Boulevard to an extension of the footprint of the hotel and the Broadcast House. So it effectively involves two parcels, or two footprints of two properties and an adjoining public right of way. It's a relatively small area containing just a little bit over 2 acres of land. But it's a highly complex 2 acres in the fact these buildings are integrated into the plaza on

many levels; structurally, through utility systems, through many cross easements. So it's a highly complicated situation.

The purpose of pursuing a redevelopment plan is to implement recommendations; that planning concept the city has been pursuing over many years and in the recent past. The Hartford 2010 recommendations are folded within this redevelopment plan, as well as some of the concepts put forth by the recent Land Institute workshops that were held some months ago. The city is pursuing this pretty much as a last resort. This location is one of the premier locations in downtown Hartford. Adjoining it have been some of the most substantial investment made in Hartford in the recent past, basically on the two eastern corners and the plaza itself which was a product of redevelopment of an earlier era.

The goal for this site is to promote the development of a signature mixed use building on this site. It also is to eliminate a negative, to remove obsolete and blighted buildings. The hotel as an example is a structure that has stood vacant for well over a decade and has had negative influence on the balance of the plaza. The Broadcast House is relatively recently been vacated. And combined it produces a parcel of about 1.2 acres which the city feels has an excellent opportunity for a significant investment of the scale of its neighbors. And by creating this development opportunity it can help both solidify the quality and the level of investment in this neighborhood, moving the city forward in terms of creating job opportunities, and shoring up the tax base of the city.

The plan is very straightforward. It suggests the purchase or proposes the purchase of these two buildings and turning them into a development parcel. The parcels would be disposed of through a RFP process. The redevelopment agency has a long established disposition process it has used for many years that would be employed to attract developer interest in the location.

The controls of the development that would be imposed by the plan are specified within the plan, but largely are the B-1 downtown development district zone. That has been an effective land use mix and process that the city has had in place for sometime, and has a proven set of controls. And the development plan would incorporate those as part of the plan. And that would be the guidance for proposed development to be solicited on the site.

So that is a very quick overview of the plan features. Mr. Chairman, I'd be happy to respond to questions.


CHAIRMAN CASARES: Thank you.

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That concludes the presentation. Now we'll open up the public hearing portion. Is there anyone looking to make a public comment? Going once. Hearing no public comments I announce the hearing closed. Thank you.

The hearing was concluded at 6:15 p.m.

Respectively submitted



David B. Panagore
Director/Secretary